

T100R-#557768

SPECIAL WARRANTY DEED

(Corporate to Individual)
(Illinois)

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Doc#: 0511049158
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/20/2005 10:14 AM Pg: 1 of 2

THE GRANTOR:

LINDEN TREE VENTURE CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located, party of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS TO:

Ludmila Kinkov, a Single Individual,

the GRANTEES, party of the second part, all the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1: 45 LINDEN TREE LANE - DWELLING UNIT 6 - LOT 16 WEST 23.00 FEET OF THE EAST 144.17 FEET OF LOT 16 IN LINDEN TREE DEVELOPMENT, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2003 AS DOCUMENT NO. 0320539192, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR UNINTENTIONAL ENCROACHMENTS, SUPPORT, AND ACCESS AS GRANTED BY ARTICLES 2.1, 2.3 AND 2.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR LINDEN TREE LANE HOMEOWNERS ASSOCIATION RECORDED JULY 24, 2003 AS DOCUMENT NO. 0320539193.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR LINDEN TREE LANE HOMEOWNERS ASSOCIATION RECORDED JULY 24, 2003 AS DOCUMENT NO. 0320539193, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Real Estate Index Number: 04-29-100-222, 04-29-100-223 and 04-29-100-040
Address(es) of Real Estate: 4259 Linden Tree Lane

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby and said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 8 day of April, 2005.

(Affix corporate seal here)

By: [Signature]
President

Attest: _____

Secretary

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STATE OF ILLINOIS

COOK COUNTY

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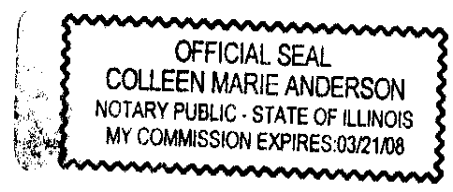
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Victor Moore, personally known to me to be the President of the Corporation who is the grantor, and Eric Moore, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 8 day of April, 2005

Commission expires 3/21/08

Colleen Marie Anderson
Notary Public

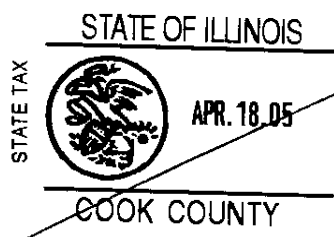
This instrument was prepared by: Attorney John J. Tatoes
TATOLES, FOLEY & ASSOCIATES
600 So. Washington St., Ste. 301
Naperville, IL 60540



Mail to:
Seth Kaberon
3545 Lake Avenue, Suite 200
Wilmette, IL 60091

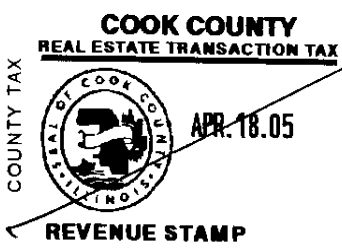
Send Subsequent Tax Bills To:
Ludmila Kinkov
4259 Linden Tree Lane
Glenview, IL 60025

RD



REAL ESTATE TRANSFER TAX
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FP351023

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REAL ESTATE TRANSFER TAX
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